

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re:
 Norman Hyman

Case No.: 20-16809
 Chapter: 13
 Judge: Gambardella

NOTICE OF PROPOSED PRIVATE SALE

Norman Hyman, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton
Clerk's Office
Calrkson S. Fisher US Courthouse
402 East State Street
Trenton NJ 08608

If an objection is filed, a hearing will be held before the Honorable Rosemary Gambardella on Nov 2, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3E, 50 Walnut St., Newark NJ 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 176 Park Ave., Randolph NJ 07869
Block 27, Lot 56 Township of Randolph, Morris County NJ

Proposed Purchaser: Fox STF Properties LLC

Sale price: \$350,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Remax House Values; J. Todd Murphy, Esq.
 Amount to be paid: Brokers Commission \$2000; Attorney Fee \$2500
 Services rendered: The broker secured the purchasers for the property and facilitated the sale;
Attorney services include review of Contract, preparation of and
negotiation of Attorney Review letters, closing documents, attendance at
closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: J. Todd Murphy, Esq., Dublin Packard
Address: 55 Madison Ave., Suite 400, Morristown NJ 07960
Telephone No.: 973-816-2943

In re:
Norman Hyman
Debtor

Case No. 20-16809-RG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Sep 28, 2022

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 36

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 30, 2022:

Recip ID	Recipient Name and Address
db	# Norman Hyman, 176 Park Ave, Randolph, NJ 07869-3445
cr	+ BAYVIEW LOAN SERVICING, LLC, Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
cr	+ Picillo & Picillo, PC, 21 East High Street, Somerville, NJ 08876-2320
518842666	Anesthesia Assoc of Morristow NJ, 100 Madison Ave, Morristown, NJ 07960-6136
518842667	Arvay Orthodontics, 28 Dehart St, Morristown, NJ 07960-5210
518842668	Atlantic Health System, PO Box 21285, New York, NY 10087-1285
518842670	Betz-Mitchell Associates Inc., 265 Post Ave Ste 200, Westbury, NY 11590-2234
518842671	+ Buffie Hyman, 75 Horseneck Road, Montville, N.J. 07045-9310
518842674	Emergency Physicains of St Clares LLC, PO Box 51028, Newark, NJ 07101-5128
518842676	+ Keller Williams Real Estate, 44 Whippany Rd, Morristown, NJ 07960-4536
518842677	+ Keller Williams Realty, 44 Whippany Rd Ste 230, Morristown, NJ 07960-4536
518842681	Phelan Hallinan & Diamond PC, 400 Fellowship Rd Ste 100, Mount Laurel, NJ 08054-3437
518842682	Picillo and Picillo PC, 21 E High St, Somerville, NJ 08876-2320
518931954	+ St. Clare's Health Svc, CCCB, PO Box 1750, Whitehouse Station, NJ 08889-1750
518842684	St. Clare's Health Svc, PO Box 536598, Pittsburgh, PA 15253-5907
518842685	State of New Jersey, Administration, 595 Newark Ave Bldg 6Th, Jersey City, NJ 07306-2394
518842686	Vengroff Williams Inc, PO Box 4155, Sarasota, FL 34230-4155

TOTAL: 17

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Sep 28 2022 20:27:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Sep 28 2022 20:27:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518842669	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Sep 28 2022 20:26:00	Bayview Loan Servicing, 4425 Ponce de Leon Blvd, Coral Gables, FL 33146-1839
518877113	+ Email/PDF: ebn_ais@aisinfo.com	Sep 28 2022 20:29:31	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518842672	Email/PDF: AIS.cocard.ebn@aisinfo.com	Sep 28 2022 20:29:29	Capital One Bank USA N, PO Box 30285, Salt Lake City, UT 84130-0285
518842673	Email/Text: bankruptcy@certifiedcollection.com	Sep 28 2022 20:27:00	Certified Credit and Collection Burequ, PO Box 1750, Whitehouse Station, NJ 08889-1750
518999657	+ Email/Text: nsm_bk_notices@mrcooper.com	Sep 28 2022 20:27:00	Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gable, FL 33146, Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gable, FL 33146-1839
518999656	+ Email/Text: nsm_bk_notices@mrcooper.com	Sep 28 2022 20:27:00	Community Loan Servicing, LLC, 4425 Ponce De

District/off: 0312-2

User: admin

Page 2 of 3

Date Rcvd: Sep 28, 2022

Form ID: pdf905

Total Noticed: 36

			Leon Blvd., 5th Floor, Coral Gable, FL 33146-1839
518842678	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Sep 28 2022 20:29:51	Macys/dsnb, PO Box 8218, Mason, OH 45040-8218
518842675	Email/Text: sbse.cio.bnc.mail@irs.gov	Sep 28 2022 20:27:00	IRS, 955 S Springfield Ave Bldg A, Springfield, NJ 07081-3570
518892031	Email/PDF: ais.chase.ebn@aisinfo.com	Sep 28 2022 20:29:45	JP Morgan Chase, 700 Kansas Lane, Monroe, LA 71203-4774
519669537	Email/Text: nsm_bk_notices@mrcooper.com	Sep 28 2022 20:27:00	Nationstar Mortgage LLC, C/O RightPath Servicing, PO Box 619096, Dallas, TX 75261-9741
519669538	Email/Text: nsm_bk_notices@mrcooper.com	Sep 28 2022 20:27:00	Nationstar Mortgage LLC, C/O RightPath Servicing, PO Box 619096, Dallas, TX 75261-9741, Nationstar Mortgage LLC, C/O RightPath Servicing
518842679	Email/Text: Bankruptcies@nragroup.com	Sep 28 2022 20:27:00	National Recovery Agen, 2491 Paxton St, Harrisburg, PA 17111-1036
518842680	Email/Text: Bankruptcies@nragroup.com	Sep 28 2022 20:27:00	National Recovery Agency, PO Box 67015, Harrisburg, PA 17106-7015
518860640	+ Email/Text: ssa.bankruptcy@ssa.gov	Sep 28 2022 20:27:00	Social Security Administration, 1500 Woodlawn Dr., Baltimore, MD 21241-1500
518842683	Email/Text: ssa.bankruptcy@ssa.gov	Sep 28 2022 20:27:00	Social Security Administration, PO Box 2000, Richmond, CA 94802-1791
518911643	+ Email/PDF: ebn_ais@aisinfo.com	Sep 28 2022 20:29:49	Verizon, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518842687	Email/Text: wfmelectronicbankruptcyntifications@verizonwireless.com	Sep 28 2022 20:26:00	Verizon Wireless, 500 Technology Dr Ste 500, Weldon Spring, MO 63304-2225

TOTAL: 19

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518916075		BAYVIEW LOAN SERVICING, LLC

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 30, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 27, 2022 at the address(es) listed

District/off: 0312-2

User: admin

Page 3 of 3

Date Rcvd: Sep 28, 2022

Form ID: pdf905

Total Noticed: 36

below:

Name	Email Address
Brian C. Nicholas	on behalf of Creditor NATIONSTAR MORTGAGE LLC bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
Brian C. Nicholas	on behalf of Creditor COMMUNITY LOAN SERVICING LLC bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor NATIONSTAR MORTGAGE LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor Community Loan Servicing dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor COMMUNITY LOAN SERVICING LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor BAYVIEW LOAN SERVICING LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
J. Todd Murphy	on behalf of Debtor Norman Hyman tmurphy@toddmurphyllaw.com tmurphyecfmail@gmail.com;ejacobson381@gmail.com;G7187@notify.cincompass.com
Marie-Ann Greenberg	magecf@magtrustee.com
Natalee Picillo	on behalf of Creditor Picillo & Picillo PC picillocpicillo@aol.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10